

ABSTRACT

This Diploma Thesis aims on providing a comprehensive overview of an issue regarding the occupancy of buildings and alterations of the occupancy of buildings. Concerned piece of work is divided into eleven chapters in total further structured into sub-chapters.

First chapter contains legal sources governing the issue of the occupancy of buildings and alterations of the occupancy of buildings. The most important legislation concerning the issue is listed. This chapter fluently flows into the second chapter which examines next-to-last amendment to the Building Act discussed frequently in the public. At the same time, this chapter establishes seven points to rationalize amendments to the legislation which are accepted positively by the author of this piece of work. Third chapter determines basic definitions contained in the Building Act used in the field of regulation of the occupancy of buildings and alterations of the occupancy of buildings considered as fundamental for understanding of the concerned matter by the author. This includes general requirements on construction, building, builder and relevant authorities. Within nine pages of chapter four the organization of the relevant state authorities with respect to diverse subject matter jurisdiction of the building authorities is described. Moreover, status of an authorized inspector as a building authority performing its legal powers is briefly concerned. Further, in chapter five, two documents enabling lawful occupancy of buildings and proceedings regarding arrangement of such documents are concerned. The attention is drawn to the definition of the legal nature of an occupancy permit pursuant to the case law of the Supreme Administrative Court. The occupancy of building prior to completion of such building is analyzed in chapter six. Chapter seven concerns historically long-standing institute of a trial operation. Chapter eight determines procedures leading to legalization of so called "black building" (unauthorized building) or removal of such building instead. Chapter nine is an introduction into the issue of the alterations of the occupancy of building and aims on categories of such alterations. Chapter ten focuses on proceedings regarding lawful alterations of the occupancy of buildings when no extension, superstructure or construction modification is needed. Attention is drawn also to current problems of the practice in connection with New Civil Code. Next and the last chapter determinate the alteration of the occupancy of building subject to the modification of completed building.

TITLE

Occupancy of buildings and their alterations

KEYWORDS

Occupancy of buildings

The building act